

COMMUNICATION: PLANNING COMMISSION

MEMORANDUM TO: Mayor and City Council

FROM: Planning Commission

DATE: August 3, 2016

SUBJECT: Petition X-7067-2015: Request to annex the approximately 23 acre Johnson Properties located at 12201, 12251, 12301 and 12311 Darnestown Road (MD Route 28) in Gaithersburg, Maryland into the City of Gaithersburg and rezone four parcels from the County's R-200 and NR 0.75 H 45 zones to the City of Gaithersburg's MXD Zone with associated annexation plan.

At its regular meeting on August 3, 2016, the Planning Commission made the following motions to recommend to the Mayor & City Council that:

Motion was made by Commissioner Wessell, seconded by Commissioner Winborne, to recommend to the Mayor and City Council that

1) The proposed X-7067-2015 annexation and associated plan are in compliance with the City's Master and Strategic Plans and finds the proposed X-7067-2015 annexation and associated plan:

- Is identified in the City's adopted Municipal Growth Element and is appropriate to be annexed;
- The proposed plan reflects the uses, zoning, and recommendations approved as Map Designation 15 in the 2009 Land Use Element; and
- The annexation and associated plan comply with the FY 17 City Strategic Plan in that:
 - Its promotes rezoning from low density residential to mixed-use to increase density through redevelopment
 - It includes fee-simple homeownership opportunities
 - It includes affordable housing in a new area
 - It improves with housing an underutilized site
 - It includes a one acre park
 - The park is within .25 mile of numerous housing communities
 - The new housing and existing commercial uses provide to expand the City tax base
 - It is adding a new park in identified as a needed amenity by Montgomery County Planning.

Vote: 4-0

Motion was made by Commissioner Wessell, seconded by Commissioner Winborne, to recommend to the Mayor and City Council that

2) The proposed zoning of X-7067-2015 to the City's MXD (Mixed Use) Zone is appropriate based upon the findings related to §§24-160D.2, 4, and 5:

- Petition X-7067-2015 was identified in both the adopted City Municipal Growth Element and the 2009 Land Use Element which called for MXD Zoning.
- The Property is 23 ± acres in size and is contiguous to the MXD Zoned Potomac Valley Shopping Center.
- The Property is located at the intersection of MD 124 and MD 28 with full-turning signalized access from MD 28 and is proposed to include internal roads connecting the various parcels.
- The Property is currently has both water and sewer service.
- Signage design principles will be defined during any schematic development application and associated Design Guidelines.
- The Property is located at the intersection of MD 124 and MD 28 with full-turning signalized access from MD 28.
- While no specific densities were recommended for this site; the residential density for X-7067-2015 is 7.8 units/ acre on Parcel E and 4.8 units/ acre overall and therefore well within or below the limits of similarly zoned projects.
- The X-7067-2015 plan proposes 100,000 SF of commercial uses, whereas under a .75 FAR, 325,825 SF would be allowed and therefore is in compliance.
- The proposed uses of commercial and single-family housing are allowed in the MXD Zone. The sketch design and layout conforms to the MXD requirements in that single-family detached back onto exiting detached units and buffers are enhanced to separate commercial uses from existing residential.

Vote: 4-0

Motion was made by Commissioner Wessell, seconded by Commissioner Winborne, to recommend to the Mayor and City Council that

3) The proposed X-7067-2015 annexation and associated plan can be served by both existing and future public facilities. The Commission finds that the City of Gaithersburg is a State-designated Priority Funding Area. As such, the City is recognized as having existing infrastructure that would support future development and redevelopment and would meet the requirements of the City's APFO. Future infrastructure needs within the City's designated Growth Areas will be financed through a combination of public and private funds without undue burdens on City residents. The City of Gaithersburg will remain financially stable during future growth periods by coordinating with private developers, Montgomery County, and other agencies that fund public infrastructure. The City with its partners has adequate infrastructure public facilities and financial security to support the annexation of the subject area proposed for annexation. Further, the Property is currently developed with both water and sewer service and has WSSC categories of S-1 and W-1. These category designations mean the property is currently served by both water and sewer service and any development could expand those services. The Johnson properties are within the ten (10) minute response areas of Montgomery County Department of Fire and Rescue Services Stations 32, 31 and 8. The Property is located in the Quince Orchard Cluster and is served by Thurgood Marshall Elementary School, Ridgeview Middle School, and Quince Orchard High School. Under current code, the schools test of adequacy will be performed at the time of any schematic development plan submittal involving residential uses; however, as of the FY 17 Schools Test 11, all the schools have capacity under the City Code (Schools not exceeding 150% Capacity in SY 2020-2021).

Vote: 4-0

The Commission stressed that should the annexation be approved, as part of the MXD Zone; solid, higher-quality design guidelines reflecting a cohesive integration of the commercial portion with the residential in terms of vehicular/pedestrian/bike connectivity, landscaping, circulation, signage and architecture will be expected at the time of any schematic development plan application.